

UNITED STATES BANKRUPTCY COURT  
FOR THE WESTERN DISTRICT OF PENNSYLVANIA

N RE:	)	
	)	
Caryn S. Falcone,	)	Case No. 23-20223 JAD
<i>Debtor</i>	)	Chapter 13
	)	Docket No.
Caryn S. Falcone,	)	
<i>Movant</i>	)	
	)	
vs.	)	Related to Docs. #77 and 82
	)	
PNC Bank, Borough of Bridgeville, Chartiers	)	
Valley SD, Allegheny County, and Ronda	)	
Winnecour, Trustee,	)	
<i>Respondents</i>	)	

**CONSENT ORDER OF COURT TO WAIVE SALE ADVERTISING REQUIREMENT**

AND NOW, to wit, this 30th day of April, 2024, it is hereby

ORDERED, ADJUDGED, and DECREED that:

- 1) W.PA.LBR 6004-2 (a) allows for the sale of property in a chapter 13 case without meeting the publication requirement found in W.PA.LBR 6004-1 when the funds received by the trustee from the sale of real property are enough to pay one hundred percent (100%) of the amount owed to creditors with allowed claims;
- 2) W.PA.LBR 6004-2 (a) requires a stipulation between the Debtor and the Chapter 13 Trustee regarding the lack of necessity for the advertising of said sale.
- 3) The offer for the purchase of the property located at 1349 Pesavento Dr., Bridgeville, PA 15017 with parcel number 0254-J-00322-0000-00, is believed to be enough to pay the closing costs, pay known liens and claims against the property in full, and to pay 100% to the timely filed unsecured creditors, and therefore, advertising in the general circulation paper and the county legal journal is not necessary. The sale has been uploaded to the EASI website.
- 4) Net proceeds to be paid to Trustee shall be, after deduction of Trustee fees, shall be first earmarked to pay prepetition general unsecured creditors 100%, with any remainder to be then used for general plan funding. This provision is deemed incorporated into the Sale order and Plan.



Hon. Jeffery A. Deller  
U.S. Bankruptcy Judge

sjk

/s/ Owen Katz

Owen Katz, Esquire  
Office of the Ch. 13 Trustee

/s/ Kenneth Steidl

Kenneth Steidl, Esquire  
Attorney for the Debtor

FILED  
4/30/24 1:11 pm  
CLERK  
U.S. BANKRUPTCY  
COURT - WDPA

In re:  
Caryn S. Falcone  
Debtor

Case No. 23-20223-JAD  
Chapter 13

## CERTIFICATE OF NOTICE

District/off: 0315-2  
Date Rcvd: Apr 30, 2024

User: auto  
Form ID: pdf900

Page 1 of 2  
Total Noticed: 1

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on May 02, 2024:

Recip ID	Recipient Name and Address
db	+ Caryn S. Falcone, 1349 Pesavento Dr., Bridgeville, PA 15017-2615

TOTAL: 1

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.  
Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI).

NONE

## BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, \*duplicate of an address listed above, \*P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

## NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: May 02, 2024

Signature: /s/Gustava Winters

## CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on April 30, 2024 at the address(es) listed below:

Name	Email Address
Denise Carlon	on behalf of Creditor PNC BANK NATIONAL ASSOCIATION dcarlon@kmlawgroup.com
Jeffrey R. Hunt	on behalf of Creditor Borough of Bridgeville jhunt@grblaw.com
Jeffrey R. Hunt	on behalf of Creditor County of Allegheny jhunt@grblaw.com
Jeffrey R. Hunt	on behalf of Creditor Chartiers Valley School District jhunt@grblaw.com
Kenneth Steidl	on behalf of Debtor Caryn S. Falcone julie.steidl@steidl-steinberg.com ken.steidl@steidl-steinberg.com;ifriend@steidl-steinberg.com;asteidl@steidl-steinberg.com;todd@steidl-steinberg.com;rlager@steidl-steinberg.com;awerkmeister@steidl-steinberg.com;amattish@steidl-steinberg.com

Office of the United States Trustee

District/off: 0315-2

User: auto

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ustpreion03.pi.ecf@usdoj.gov

Ronda J. Winnecour

cmecf@chapter13trusteedpa.com

TOTAL: 7